

154.0

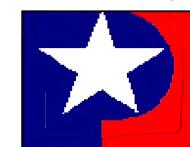
0004

0016.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
766,300 / 766,300
766,300 / 766,300
766,300 / 766,300APPRaised:
USE VALUE:
ASSESSED:
Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 71 | | GLENBURN RD, ARLINGTON |

OWNERSHIP

Unit #: _____

| | |
|----------|--------------|
| Owner 1: | EKHAUS IRA B |
| Owner 2: | HEALY DENISE |
| Owner 3: | |

Street 1: 71 GLENBURN RD

Street 2: _____

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02476 Type: _____

PREVIOUS OWNER

Owner 1: SHAPIRO RICHARD A-ETAL -

Owner 2: SHAPIRO HEATHER L B -

Street 1: 71 GLENBURN RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1918, having primarily Vinyl Exterior and 1412 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 5000 | | Sq. Ft. | Site | | 0 | 80. | 1.14 | 9 | | | | | | | | | 456,000 | | | | | | 456,000 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 5000.000 | 307,200 | 3,100 | 456,000 | 766,300 | | 102917 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 05/28/19 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 154.0-0004-0016.0 | Date |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | |
| 2020 | 101 | FV | 307,200 | 3100 | 5,000. | 456,000 | 766,300 | 766,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 243,600 | 3100 | 5,000. | 427,500 | 674,200 | 674,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 243,600 | 3100 | 5,000. | 353,400 | 600,100 | 600,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 243,600 | 3100 | 5,000. | 324,900 | 571,600 | 571,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 243,600 | 3100 | 5,000. | 296,400 | 543,100 | 543,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 230,400 | 3100 | 5,000. | 290,700 | 524,200 | 524,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 230,400 | 3100 | 5,000. | 270,200 | 503,700 | 503,700 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 230,400 | 3100 | 5,000. | 257,100 | 490,600 | 490,600 | | 12/13/2012 |

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| SHAPIRO RICHARD | 32136-443 | | 12/15/2000 | | 390,000 | No | No | | |
| LORIA DENNIS/ET | 23373-339 | | 6/26/1993 | | 225,000 | No | No | Y | |

| BUILDING PERMITS | | | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | | | | | |
|------------------|--------|----------|--------|-----|------------|----------|------------|--------------------|------------|--------------|-----|----------------------|--|--|--|--|--|--|--|--|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | | | | | | | | | |
| 12/19/2000 | 946 | Alterati | 2,500 | O | | | | WALL IN GARAGE-INT | 5/28/2019 | Meas/Inspect | DGM | D Mann | | | | | | | | | | | |
| | | | | | | | | | 6/27/2018 | MEAS&NOTICE | HS | Hanne S | | | | | | | | | | | |
| | | | | | | | | | 1/13/2009 | Meas/Inspect | 336 | PATRIOT | | | | | | | | | | | |
| | | | | | | | | | 5/5/2001 | MLS | MM | Mary M | | | | | | | | | | | |
| | | | | | | | | | 4/13/2000 | Inspected | 276 | PATRIOT | | | | | | | | | | | |
| | | | | | | | | | 11/24/1999 | Measured | 256 | PATRIOT | | | | | | | | | | | |
| | | | | | | | | | 7/19/1993 | | PC | PHIL C | | | | | | | | | | | |

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

| | | | | | | | | | | | | | | | | | | |
|---|------------------|--------------|-----------|---------------------------|------------|---------|---------|-------------------------|-------------------------|---------|------|----------------------|------|-------|------------|------------|--------------|-------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | |
| Type: | 15 - Old Style | | | Full Bath: | 1 | Rating: | Average | OF = SINK IN BMT. | | | | | | | | | | |
| Sty Ht: | 2 - 2 Story | | | A Bath: | | Rating: | | | | | | | | | | | | |
| (Liv) Units: | 1 | Total: | 1 | 3/4 Bath: | | Rating: | | | | | | | | | | | | |
| Foundation: | 3 - BrickorStone | | | A 3QBth: | | Rating: | | | | | | | | | | | | |
| Frame: | 1 - Wood | | | 1/2 Bath: | 1 | Rating: | Average | | | | | | | | | | | |
| Prime Wall: | 4 - Vinyl | | | A HBth: | | Rating: | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | 1 | Rating: | Average | | | | | | | | | | | |
| Roof Struct: | 1 - Gable | | | OTHER FEATURES | | | | | | | | | | | | | | |
| Roof Cover: | 1 - Asphalt Shgl | | | Kits: | 1 | Rating: | Good | | | | | | | | | | | |
| Color: | WHITE | | | A Kits: | | Rating: | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: | 1 | Rating: | Good | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | | Rating: | | | | | | | | | | | | |
| Grade: | C - Average | | | CONDOS INFORMATION | | | | | | | | | | | | | | |
| Year Blt: | 1918 | Eff Yr Blt: | | Location: | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | | |
| Jurisdct: | G4 | Fact: | . | Floor: | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | |
| Avg Ht/FL: | STD | | | Phys Cond: | GD - Good | | 18. % | Exterior: | | No Unit | RMS | BRS | FL | | | | | |
| Prim Int Wall: | 2 - Plaster | | | Functional: | | | | Interior: | | 1 | 7 | 3 | | | | | | |
| Sec Int Wall: | | % | | Economic: | | | | Additions: | | | | | | | | | | |
| Partition: | T - Typical | | | Special: | | | | Kitchen: | | | | | | | | | | |
| Prim Floors: | 3 - Hardwood | | | Override: | | | | Baths: | | | | | | | | | | |
| Sec Floors: | 4 - Carpet | | 30 % | Total: | 18.6 % | | | Plumbing: | | | | | | | | | | |
| Bsmnt Flr: | 12 - Concrete | | | CALC SUMMARY | | | | Electric: | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 130.00 | | | Heating: | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: | 1.35000002 | | | General: | | | | | | | | | | |
| Electric: | 3 - Typical | | | Const Adj.: | 0.99693000 | | | COMPARABLE SALES | | | | | | | | | | |
| Insulation: | 2 - Typical | | | Adj \$ / SQ: | 174.961 | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | | |
| Int vs Ext: | S | | | Other Features: | 81265 | | | | | | | | | | | | | |
| Heat Fuel: | 1 - Oil | | | Grade Factor: | 1.00 | | | | | | | | | | | | | |
| Heat Type: | 3 - Forced H/W | | | NBHD Inf: | 1.00000000 | | | | | | | | | | | | | |
| # Heat Sys: | 1 | | | NBHD Mod: | | | | | | | | | | | | | | |
| % Heated: | 100 | % AC: | | LUC Factor: | 1.00 | | | | | | | | | | | | | |
| Solar HW: | Yes | Central Vac: | NO | Adj Total: | 377416 | | | | | | | | | | | | | |
| % Com Wall: | | % Sprinkled: | | Depreciation: | 70199 | | | | | | | | | | | | | |
| | | | | Depreciated Total: | 307216 | | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | | AvRate: | | Ind.Val: | | | | | | | | | | |
| Make: | | | | | | | | | | | | | | | | | | |
| Model: | | | | | | | | | | | | | | | | | | |
| Serial #: | | | | | | | | | | | | | | | | | | |
| Year: | | | | | | | | | | | | | | | | | | |
| Color: | | | | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | | |
| PARCEL ID 154.0-0004-0016.0 | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | |
| 3 | Garage | D | Y | | 110X18 | A | AV | 1960 | 28.89 | T | 40 | 101 | | | 3,100 | | 3,100 | |
| More: N | | | | Total Yard Items: | | | | 3,100 | Total Special Features: | | | | | | | | Total: | 3,100 |
| SKETCH | | | | | | | | | | | | | | | | | | |
| <p>Sum Area By Label :</p> <ul style="list-style-type: none"> SFL = 568 FFL = 844 BMT = 818 OFP = 182 WDK = 96 | | | | | | | | | | | | | | | | | | |
| SUB AREA | | | | | | | | | | | | | | | | | | |
| SUB AREA DETAIL | | | | | | | | | | | | | | | | | | |
| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten | | | | | | | | |
| FFL | First Floor | 844 | 174.960 | 147,667 | | | | | | | | | | | | | | |
| BMT | Basement | 818 | 52.490 | 42,935 | | | | | | | | | | | | | | |
| SFL | Second Floor | 568 | 174.960 | 99,378 | | | | | | | | | | | | | | |
| OPF | Open Porch | 182 | 25.490 | 4,639 | | | | | | | | | | | | | | |
| WDK | Deck | 96 | 15.950 | 1,531 | | | | | | | | | | | | | | |
| Net Sketched Area: 2,508 | | | | Total: | 296,150 | | | | | | | | | | | | | |
| Size Ad | 1412 | Gross Are | 2508 | FinArea | 1412 | | | | | | | | | | | | | |
| IMAGE | | | | | | | | | | | | | | | | | | |
| AssessPro Patriot Properties, Inc | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |